



An
Bord
Pleanála

Record of Meeting TC0013

Case Reference / Description	TC0013 526 residential units (459 no. houses, 67 no. apartments), 813 no. car parking spaces, bin storage areas, ESB substations and all associate site works. Fortunestown Lane and Garter Lane, Saggart, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	2 nd October, 2017	Start Time	10.15 am
Location	Office of An Bord Pleanála	End Time	12.00pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Pat Power (Greenacre Residential DAC)
Padraig Power (Greenacre Residential DAC)
Deirdre O'Connor (NAMA)
Marie Garret (NAMA)
Ray Ryan (BMA Planning)
John Murphy (BMA Planning)
Tim Darmody (Darmody Architecture)
Jennifer Lynch (Darmody Architecture)
Deirdre Walsh (DBFL Consulting Engineers)
Thomas Jennings (DBFL Consulting Engineers)

Declan O'Leary (CSR Landscape Architects)

Representing Planning Authority

Jim Johnston, Senior Executive Planner
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Colin Clarke, Executive Planner

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant, Planning Authority and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 20th September, 2017 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issue at strategic overview level, and whether they may require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice the Board or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 30th August, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the Pre-Application Consultation Request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Development Strategy for the site including, phasing, design, density, mix, layout and open space
2. DMURS, transportation, access and traffic
3. Connectivity and permeability (with particular regard to school site)
4. Flood Risk
5. Waste water connections (including third party connections)
6. Part V
7. Any other matters

1. Development Strategy for the site including, phasing, design, density, mix, layout and open space

ABP sought further elaboration/discussion on:

- Justification at application stage regarding these lands being developed ahead of those identified within Phase 2 (closest to Luas stop) and consideration of inclusion of Phase 2 within Phase 1 and/or timeframe including masterplan for Phase 2, as appropriate
- Consideration of National Policy in respect of density along a public transport corridor, 50+ units per hectare recommended for development in close proximity to Luas stops
- Adequate justification in relation to location of district park having regard to planning authority's opinion
- Clarification that Site Specific Flood Risk Assessment will be submitted with any application and also sought planning authority's position on drainage

Prospective Applicant's response:

- Phase 1 density is compliant with LAP, phase 2 currently being worked up but may contravene LAP, phase 2 will also be SHD application of a higher density, this application will show density of development proposed in phase 2
- Location of district park site identified in early stages of section 247 meetings as indicated on LAP
- District park includes playground, neighbourhood park includes link to school
- Noise barrier created along N7, moving houses to north of site would leave them open to higher level of noise impact
- Drainage issues arise as site falls to north, drainage infrastructure located to north eastern corner of district park A
- Swale/water feature proposed, directed into stream along eastern side of site
- Green areas consistent with the LAP, requirement for high density at locations close to LUAS stops, LAP cap height at 3 storeys
- Provision made for plaza area in phase 1 to ensure connectivity through the site.

Planning Authority's Response:

- Rationale of LAP, carryover from previous framework plan
- Suggested that improved location for district park B if moved south, blocks U and V moved north, with provision for housing to the northern part of the site
- PA bound by LAP height restrictions
- Provide more of a development mix on site as per LAP, consideration of plaza development being included in phase 1 to provide link from development to LUAS

2. DMURS, transportation, access and traffic

ABP sought further elaboration/discussion on:

- Rationale of street hierarchy and how it complies with DMURS
- Need to address speed control along the proposed boulevard and potential to increase heights along this street
- Clarification sought as to whether Bianconi Avenue is in private ownership
- Connection and permeability to site vis-à-vis school lands and district park

Prospective Applicant's Response:

- Car/bike/pedestrian access in accordance with LAP
- Speed controlled with interventions along boulevard
- Density restrictions under LAP, 2.5-3 storey height along roads, edge created along Garter Lane as more space available
- Width of streets, location and size of traffic calming at junction, landscaping
- Not reliant on curvatures, use of other features – pinch points, landscaping, etc., roads department in PA satisfied with road layouts on site, refinement of design at each pre-app meeting with PA
- Access provided for with right-hand turning lane off Garter Lane onto Bianconi Lane, provision of boulevard road up to road in 3rd party ownership, possible access onto this at later stage, no pedestrian access onto 3rd party road at this time.

Planning Authority's Response:

- Concerns previously noted regarding length of boulevard and consideration to providing curvature along road as indicated in LAP, more linear approach taken in DMURS recommendation, no concerns regarding height of dwellings along boulevard
- Roads department focuses on engineering aspects whilst PA implement/advocate DMURS.
- Possible access onto 3rd party road

3. Connectivity and permeability (with particular regard to school site)

ABP sought further elaboration/discussion on:

- Open space and integration of school into development, access to school from different locations around development having regard to traffic creation at peak times
- Anti-social behaviour and passive surveillance of open space areas and area between school and district park
- Consideration of increased heights and re-design of units located around park areas

Prospective Applicant's Response:

- PA requested school site be wrapped with housing backing onto site
- Access from school to district park will be gated and should not create anti-social behaviour
- On road and off road cycle paths created along boulevard

- Phase 2 lands will be grassed without hoarding during phase 1 development
- Access from school to district park creates sterilised zone with fencing, agreement to be reached with school regarding management of area

Planning Authority's Response:

- Potential for centrally located link from school to district park with some revision to open space location
- Greater need for provision of primary schools in the area hence no secondary school sought on school lands

4. Flood Risk

- Discussed under item 1 as the Flood Risk Site Assessment which the prospective applicant indicated was carried out informed the development strategy with regard to location of open space, wayleaves, drainage details etc. ABP representatives also sought elaboration/discussion around the usability and public safety issues of the district park when it floods

Prospective Applicant's Response:

- Wayleave along eastern and northern boundaries
- Strong green area in development
- Guidelines from safety authorities adhered to regarding water safety

5. Waste water connections (including third party connections)

ABP sought further elaboration/discussion on:

- Irish Water letter which refers to a gravity sewer within 3rd party ownership

Prospective Applicant's Response:

- Confirmed that sewer in question is in their ownership

Planning Authority's Response:

- Use of initial information from Irish Water

6. Part V

ABP sought further elaboration/discussion on:

- Whether PA were satisfied with Part V proposals submitted

Prospective Applicant's Response:

- Location of units have changed since initial section 247 meetings with PA

Planning Authority's Response:

- Units located in one area, preference to have them dispersed throughout site

7. Any other matters

ABP Comments with regard to application:

- Park & Ride – status of P& R lands, how the development will interface with the park & ride facility
- Crèche – no childcare provision, consideration of other childcare facilities in the area

Planning Authority's Comments with regard to the application:

- Park & Ride – NTA has not identified as part of National Policy rather provision within LAP
- Consideration of sub-phasing development in relation to unit provision, open space and connectivity

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Assistant Director of Planning
October, 2017